

**MINUTES OF THE CITY PLANNING COMMISSION
J. MARTIN GRIESEL CONFERENCE ROOM**

**March 15, 2002
9:00 AM**

Present: Appointed Members: Caleb Faux, Terry Hankner, Jacquelyn McCray, Donald Mooney; Administration: Acting Deputy City Manager David Rager; City Planning Staff: Director Liz Blume and Steven Kurtz, Administrator, Land Use Management.

The meeting was called to order by Chairman Don Mooney.

MINUTES

The minutes of the March 1, 2002, City Planning Commission (CPC) meeting were presented for consideration.

Motion: Ms. McCray moved approval of the minutes, as presented.

Second: Mr. Faux

Vote: All ayes (4-0).

CONSENT ITEMS

Ordinance Authorizing Vacation of an Unnamed Alley Between Eldorado and Waits Avenue in the California Community

The unnamed alley is a paper street located between Eldorado Avenue and Waits Avenue, west of Croslin Street and east of Bryson Street, in the California neighborhood. All abutting property owners have petitioned the City for vacation of this alley. The alley is not needed for any municipal purpose. A coordinated report issued by the Division of Real Estate Services recommends vacation of the alley. The petitioners, however, will be responsible for closing off the alley at Waits Avenue as required by the Department of Transportation & Engineering.

Ordinance Approving and Authorizing Execution of a Real Estate Exchange Agreement and a Restrictive Covenant and Easement Agreement for Laurel Homes Revitalization Project in the West End

Cincinnati Metropolitan Housing Authority (CMHA) and The Community Builders, Inc. (TCB) have redesigned the Laurel Homes project located along Ezzard Charles Drive in the West End to include construction of new rental and home ownership units. CMHA and TCB wish to purchase a 1.7745-acre parcel and a .563-acre parcel of City-owned property in exchange for certain monetary considerations and

improvements to be made to City-owned and CMHA/TCB owned property. A Real Estate Exchange Agreement has been negotiated. In addition, CMHA and TCB wish to acquire an access easement over part of a City-owned parcel located along Ezzard Charles Drive; therefore, a Restrictive Covenant and Easement Agreement has been negotiated.

The City-owned property to be sold is under the joint control of the two independent Boards, the Park Commissioners and the Recreation Commission; both Boards passed resolutions authorizing execution of these agreements.

Emergency Ordinance Approving the Sale of City-Owned Property Located on West Elder and Elm Streets in Over-the-Rhine

The former Department of Economic Development acquired the buildings at 111, 113, 129, 131, and 133 West Elder Street and 1722, 1824, 1826 and 1828 Elm Street through an eminent domain process, for the purpose of enabling the structures to be rehabilitated. In partnership with the former Department of Neighborhood Services, a joint Request for Proposal (RFP) was issued. Through the RFP process, Scheer & Scheer Development, Ltd. was selected as the developer, due to the strong homeownership component of their proposal. In the project, eight of the nine buildings will be customized for individual buyers. The ninth building will comprise four to five residential units that will later be sold to a non-profit entity. At a minimum, this development will produce eight owner-occupied units and five rental units

Motion: Ms. Hankner moved approval of the consent items

Second: Ms. McCray

Vote: Motion was approved, 4-0.

Mr. Rager entered the meeting.

SEMINARY SQUARE ECO-VILLAGE WORK PLAN FOR EAST PRICE HILL

Action requested: Approve the Seminary Square Eco-Village Work Plan as a proposal for sustainable design in the East Price Hill community.

The staff report was presented by Senior City Planner Diego Jordan. In recent years, the East Price Hill community has experienced negative issues such as youth violence, lack of property maintenance, closing of businesses and social discomfort. These issues have gradually threatened the quality of life in the neighborhood. In an effort to address these issues, the community partners undertook the challenge of identifying an area and preparing a plan suitable for implementing an "eco-village". An eco-village, as described in the plan, "is a caring and cooperative neighborhood that is committed to promoting natural, social and economic growth in a manner that does not inhibit future generations from enjoying the same resources". The area

is referred to as the Seminary Square Eco-Village and is comprised of a 50-block area bounded by Grand Avenue, West Eighth Street, McPherson Avenue and Glenway Avenue in the heart of the Price Hill neighborhood.

Facilitated by IMAGO (a neighborhood education center), with assistance from the University of Cincinnati Master of Community Planning Class of 2000 and staff from various City agencies, the planning process lasted for almost one year. Several public meetings took place during the planning process, including a charette to discuss the community's vision. Neighborhood concerns were identified; they include encouraging home ownership, enhancing the quality of the housing stock, improving Parks and recreation opportunities, improving quality of neighborhood schools, bringing personal service businesses back to the business district, and trash amelioration. Key initiatives and recommendations to address these concerns are included in the Plan.

Departmental response indicated that there has been already some level of involvement with the community partners during the development of the plan, and two of the recommended projects are underway. Staff recommends approval.

OPPONENTS

Donna Reid, owner of Donna's Hair Happenings (3604 Warsaw Avenue, 45205), stated that the merchants in the community see safety as the top priority, and also have other concerns that are not addressed by this Plan, as it is very limited in scope.

Frank Hollister, President of the East Price Hill Business Association, concurred with Ms. Reid's comments about the limited scope of the Plan. He is concerned about the strong influx of low-income people into the community. He stated the community has lost business tenants and, until there are people in the neighborhood who are economically able to support a business district, that trend will not change. He requested that the CPC withhold approval of this Plan.

Gloria Morgan (3419 West Liberty, 45205) disagrees with most of the Plan. She stated the 'real issues' are improving housing and safety conditions within the neighborhood. She also opposes any suggestions that will take away recreational activities from the youth of the neighborhood.

PROPONENT

Kay Clifton (1251 Sliker Avenue, 45205) stated she is aware of the limited scope of the Plan; the Plan was not designed to address the entire community, but only a 50-block area. The Plan is grassroots driven, and provides a way to keep people focused. She feels that to deny approval of the Plan would be a slap in the face to those who have been most active in putting the Plan together.

Motion: Following brief discussion, Ms. Hankner moved approval of the Seminary Square Eco-Village Work Plan, with the recommendation that similar efforts be made in the business district.

Second: Mr. Faux

Vote: All ayes (5-0).

VERBAL UPDATE REGARDING THE DRAFT ZONING CODE

Mr. Kurtz briefly recapped recent progress: The draft Zoning Code is on the website, and is being distributed in both CD-ROM and hard copy formats. Community meetings have been arranged, and a list of dates and locations was distributed to Commission members. Commission members are encouraged to attend neighborhood meetings to lend their credibility to this project and to stimulate participation.

Following the public comment period, staff will compile all suggested changes and will schedule additional work sessions to prepare the final draft for submission to City Council.

BYLEAVE ITEM - EMERGENCY ORDINANCE AUTHORIZING BOTH VACATION OF SPRINGFIELD STREET AND PART OF MACEY AVENUE, AND SALE OF THE MADISONVILLE WATER TOWER TANK LOTS IN MADISONVILLE

Action requested: Approve an emergency ordinance to vacate Springfield Street and a portion of Macey Street, and authorizing the sale of the former Madisonville water tower tank lots on Macey Street to NAP Erie, LLC.

The staff report was prepared by Senior City Planner Felix Bere and presented by Carleton Maddox of the Community Development Department. The City proposes to vacate and sell the above mentioned properties to NAP Erie for construction of a \$22-million development, which will produce 290 residential units for middle- and upper-income households. Although the fair market value of the property is \$14,200.00, it will be sold to the developer for one dollar because the magnitude of the proposed development justifies the low selling price. Staff recommends approval.

Sue Micheli (4018 LaCrosse, 45227), President of the Madisonville Community Council, stated the community is satisfied with the agreement they have negotiated with the developer and, therefore, supports the proposed project.

Motion: Mr. Rager moved approval of the emergency ordinance.

Second: Ms. McCray

Vote: Motion carried; all ayes (5-0).

ADJOURNMENT

With no further business to consider, the meeting was adjourned.

Elizabeth A. Blume, Director
City Planning Department

Donald J. Mooney, Chairman
City Planning Commission

Date: _____

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